



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

PHONE: (315) 785-7730 – FAX: (315) 782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Site Plan Approval – Stewart's Shop, 508 Mill St

DATE: April 24, 2013

Request: Site Plan Approval for the construction of a 3,384 convenience store and gas station, plus parking lot and landscaping, at 508 Mill St, parcels 3-03-406 and 3-03-405

Applicant: Stewart's Shops Corp

Proposed Use: Convenience store, gas station

Property Owner: Stewart's Shops Corp

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: No
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: Yes
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

County Review: No

Zoning Information:

District: Commercial	Maximum Lot Coverage: N/A
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zone Required: 5-15' northeast corner

Project Overview: The applicant proposes to demolish and existing convenience store and replace it with a larger shop and gas pumps. The new store would 3,384 square feet and will be located roughly 50 east of the current location. The gas pump canopy covers about 1,680 square feet and has three pump islands.

Parking: The applicant is providing 17 parking spaces as specified by the zoning code. One space is marked for handicap use, with the requisite ramp. The slope in the handicap parking area exceeds ADA requirements. The grading must be revised so that this area is at 1/4" per foot or less.

Sidewalks: The applicant will replace the concrete sidewalks along the entire frontage. The proposed sidewalk is offset several feet into the Main St. right-of-way. The applicant must revise the plans so that the back of the sidewalk follows the street margin line.

The sidewalk detail (Sheet S-7) must specify 5,000 psi concrete with a minimum thickness of 5" for all non-driveway blocks.

A site-specific detail must be provided for the handicap ramp at the corner of Mill St. and Main St.

The adjacent streets have both been paved over multiple times, and thus little or no curb reveal remains. If a full height curb with a 6" reveal is installed, the sidewalk grade would need to be raised to maintain slope and drainage toward the street. The applicant must specify a solution to this problem on the plans, subject to approval by the City Engineer.

Lighting: Two light poles are proposed, one at each curb cut. The canopy will have recessed lighting, and the store will have soffit lighting and wall packs. The photometric plan shows general compliance with the 0.5 footcandle spillage limit. There are two minor exceedances, one near the loading door and one at the northwest corner of the property.

Drainage & Grading: The applicant will use four dry wells to contain runoff onsite. An overflow will be connected to the Mill Street combined sewer.

The catch basin and drywell details on S-7 must depict rubber boot pipe connections.

The applicant must provide pre/post construction drainage area maps.

Water: The applicant will abandon the existing water service on Mill St. and connect to an existing ¾" line on Main St.

Sewer: The applicant proposes to abandon the existing store's sewer lateral and tie into an existing capped stub further east. The sewer will be 6" line. The applicant must provide a detail specifying a Fernco type rubber coupling between the new line and the existing lateral.

Landscaping: A large chinkapin oak near the south driveway will be preserved. Additionally, the applicant will plant 5 red maples along the street frontage and 3 spruces at the northeast corner of the site. Shrubs and perennials are included between the tree plantings, and also in a bed near the northwest corner of the building.

The applicant must include a tree protection detail to prevent damage to the oak's root system from compaction by construction equipment. Calling out a temporary fence extending to the drip line is ideal, but would be impossible due to the large diameter of the crown. Thus, the City recommends that the area between the edge of the existing parking lot pavement and the proposed sanitary sewer service, and between the proposed sidewalk and the proposed parking lot interior curb, be fenced off for the duration of construction.

The applicant does not specify the treatment of the street margins. These should be called out for soil and seed, or decorative pavers.

Miscellaneous: The applicant must depict the existing gas main along the Main Street northern margin.

The applicant must combine the two parcels in the project area by filing a deed with the County Clerk that describes the entire area as a single parcel.

The applicant must provide an original survey map of the properties, stamped and signed by a NYS licensed Land Surveyor. The applicant must also provide written certification from a licensed surveyor that the City Monument at the northeast corner of Main St. E. and Mill St. was not disturbed during construction.

The applicant must provide a driveway apron detail depicting the curb terminating at the front and back of the sidewalk. The Engineering Department can provide further information.

Some of the required sections are missing from the Engineering Report. Contact the Engineering Department for more information.

The applicant must obtain the following permits prior to construction: Sanitary Sewer Permit, Water Supply Permit, General City Permit, and Building Permit.

Summary:

1. The applicant shall revise the grading so that the handicap parking area does not exceed ¼" per foot.
2. The applicant shall shift the proposed sidewalk along Main Street so that the back of the sidewalk follows the street margin line.
3. The applicant shall specify 5,000 psi concrete with a minimum thickness of 5" for all non-driveway sidewalk areas.
4. The applicant shall provide a site-specific detail for the handicap ramp at the corner of Mill Street and Main Street.
5. The applicant shall provide plans to reconcile the elevation difference between a proposed full height curb and the proposed sidewalk, to be approved by the City Engineer.
6. The applicant must specify rubber boot connections for all storm sewer pipes.
7. The applicant must provide pre- and post-development drainage area maps.
8. The applicant must specify Fernco type rubber coupling between the proposed sanitary sewer line and the existing line.
9. The applicant must include a tree protection detail to prevent damage to the Chinkapin Oak's root system from compaction by construction equipment.
10. The applicant shall provide either soil and seed or decorative pavers between the sidewalks and the street curb.
11. The applicant shall depict the existing gas main along Main Street.
12. The applicant shall combine the two project parcels by filing a deed with the County Clerk.
13. The applicant shall provide an original survey map of the properties, stamped and signed by a NYS licensed Land Surveyor.
14. The applicant shall provide written certification from a licensed surveyor that the City Monument at the northeast corner of Main St. E. and Mill St. was not disturbed during construction.
15. The applicant shall provide a driveway apron detail depicting the curb terminating at the front and back of the sidewalk.
16. The applicant shall revise the Engineering Report to include all required sections.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Larry Rutland, PO Box 171, Middle Grove, NY 12850
Jennifer Howard, PO Box 435, Saratoga Springs, NY 12866